

LEON COUNTY ORDINANCE NO. ____

AN ORDINANCE AMENDING LEON COUNTY
ORDINANCE NO. 92-11 TO PROVIDE FOR A
CHANGE IN ZONE CLASSIFICATION FROM
R-1 SINGLE-FAMILY DETACHED RESIDENTIAL
TO OR-2 OFFICE RESIDENTIAL IN LEON
COUNTY, FLORIDA; PROVIDING FOR CONFLICTS;
PROVIDING FOR SEVERABILITY; AND PROVIDING
AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
LEON COUNTY, FLORIDA:

SECTION 1. The Official Zoning Map as adopted in Leon County Ordinance No. 92-11
is hereby amended as it pertains to the following described real property:

RZ-494: From R-1 Single-Family Residential to OR-2 (Office Residential):

All that certain tract of land lying in Section 35, Township 1 North, Range 2 West,
Tallahassee Meridian; Leon County, Florida, described as follows:

Commence at the Northeast corner of Section 35, Township 1 North, Range 2 West,
Leon County, Florida; thence run South 00 degrees 00 minutes 00 seconds East a
distance of 659.69 feet the Southeast corner of the Arvah B. Hopkins Plant recorded in
Plat Book 11, Page 23 of the Public Records of Leon County, Florida; thence run South
89 degrees 55 minutes 27 seconds West a distance of 312.62 feet, thence run North 89
degrees 06 minutes 26 seconds West a distance of 838.65 feet to a concrete monument
marking the Northeast corner of that property described in Official Records Book 1123
Page 1486 of the Official Records of Leon County, Florida, thence run South 89 degrees
42 minutes 44 seconds West a distance of 149.74 feet to a concrete monument for the
POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 00
degrees 11 minutes 49 seconds West a distance of 328.52 feet, thence run South 89
degrees 40 minutes 23 seconds East a distance of 24.96 feet, thence run South 00 degrees
11 minutes 46 seconds West a distance of 659.63 feet to a point on the Northerly right of
way boundary of State Road 20 (a 66 foot right of way), thence run along said Northerly
right of way boundary South 86 degrees 48 minutes 49 seconds West a distance of 537.48
feet to a concrete monument (LB 2919) marking the Easterly boundary of that property
recorded in Official Records Book 1288, Page 1365, thence leaving said right of way run
North 00 degrees 03 minutes 59 seconds West along said Easterly boundary a distance of
356.34 feet to a concrete monument (LB 2919), thence run South 89 degrees 48 minutes
49 seconds West a distance of 176.18 feet to a concrete monument (LB 2919), thence run
North 00 degrees 05 minutes 57 seconds West a distance of 664.34 feet to a concrete
monument (LB 2919) marking a Southwesterly corner of the Arvah B. Hopkins Plant as
recorded in Plat Book 11, Page 23 of the Public Records of Leon County, Florida, thence
leaving said Easterly boundary, run along the Southerly boundary of said property North
89 degrees 47 minutes 24 seconds East a distance of 664.94 feet to a concrete monument,
thence run North 89 degrees 47 minutes 24 seconds East a distance of 24.59 feet to the
POINT OF BEGINNING, containing 14.89 acres, more or less.

SECTION 2. All Ordinance or parts of Ordinance in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2010 Comprehensive Plan as amended which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with said Comprehensive Plan.

SECTION 3. If any word, phrase, clause, section or portion of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. This Ordinance shall become effective as provided by law.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Leon County, Florida, on this ___th day of _____, 2005.

LEON COUNTY, FLORIDA

Cliff Thaell, Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Court

By: _____

APPROVED AS TO FORM:
County Attorney's Office
Leon County, Florida

By: _____
Herbert W. A. Thiele, Esq.
County Attorney